

**BILLERICAY TOWN COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE HELD IN  
THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY  
ON TUESDAY 21 JANUARY 2025 AT 7pm**

**Present**

Cllr C May – Chairman	Cllr J Devlin – Vice Chairman	Cllr R Clark
Cllr E Davies	Cllr M Dear	Cllr J Henshaw
Cllr M Moore	Cllr K Mordecai	Cllr A Talboys
Cllr J Tutton		

In Attendance      Diane McCarthy – Committee Clerk and 6 members of the public

**137 Apologies for Absence**

There were none.

**138 Declarations of Interest with Respect to Agenda Items**

There were none.

**139 Public Participation Session with Respect to Agenda Items**

The Chairman adjourned the meeting to hear from members of the public who wished to speak about planning application 23/01519/FULL, Land west of Heath Close and 24/01262/FULL, Land at Great Cowbridge Grange Farm. Members of the public raised the following objections:

**23/01519/FULL**

- Loss of habitat
- Loss of trees
- Loss of visual amenity from footpath 14
- Insufficient parking for new dwellings so cars will potentially park on surrounding roads
- There are insufficient green spaces and play areas
- Over development of the site
- No supporting infrastructure for this development such as GP surgeries which are already oversubscribed
- Increase in congestion in traffic from the development in Tye Common Road
- Potential of light and noise pollution from existing neighbouring sports grounds

**24/01262/FULL**

- This land is Green Belt and grade 3b agricultural land
- The area is also flood zone 3
- Insufficient buffer zones to protect neighbouring ancient woodlands
- Deer proof fences and 3m high CCTV poles are detrimental to the visual amenity

The meeting was reconvened.

## 140 Signing of Planning Committee Minutes 7 January 2025

**Resolved:** following approval, the minutes were signed by the Chairman as a true record.

## 141 Planning Applications

23/01519/FULL	Land Lying To The West Of Heath Close	<p>Erection of 28 detached and semi-detached dwellings, along with a 30-unit sheltered housing facility, including associated landscaping, access and a pumping station (Revised Scheme)</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Out of keeping in the area</li> <li>• Over development of the site</li> <li>• Northern end of the site is a zone 3 flooding area and development here has potential to cause flooding elsewhere</li> <li>• The Environment Agency have this site identified as an 'open area' on their flooding map</li> <li>• Poor and awkward design</li> <li>• Development in the Green Belt</li> <li>• No exceptional circumstances for building in the Green Belt</li> <li>• Highway safety issue – the increased volume of traffic associated with the site will cause issues on an already congested road</li> <li>• Lack of affordable housing in the plans</li> <li>• Potential detrimental affect on existing sports grounds from complaints about light and noise from future residents of the new development</li> <li>• Parking congestion on a road which already suffers from parking issues especially on match days at the adjacent football club</li> </ul>
24/01262/FULL	Land At Great Cowbridge Grange Farm London Road	<p>Construction and operation of a Solar photovoltaic Farm together with ancillary infrastructure and equipment, landscaping and access</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Loss of good agricultural land</li> <li>• Loss of Green Belt</li> <li>• Loss of visual amenity</li> </ul>

24/01446/FULL	27 Thynne Road	<p>Single storey outbuilding to the rear of the property (retrospective)</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
24/01475/FULL	24 Norsey View Drive	<p>Two storey side extension, single story rear extension, roof modification at the rear, including first floor terrace to rear, creation of 3 dormers to replace the existing box dormer at the front, and modification to the entrance porch</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
24/01476/FULL	11A Wakefield Avenue	<p>Part single and part two storey side and rear extension, porch to front and part garage conversion</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
24/01479/FULL	81-87 Squire House, Ground Floor Unit 2 High Street	<p>Change of use from Class E to Sui Generis for a nail salon</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
25/00020/FULL	4 Park Side	<p>Part two storey and part single storey rear extension and convert garage to habitable accommodation with new pitched roof over to front</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
25/00024/FULL	77 Upland Road	<p>Replace existing dwelling with 2no. semi-detached properties with parking and garden room</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Out of character in the area</li> <li>• Inappropriate development</li> <li>• Over development of the site</li> <li>• Out of keeping in the street scene</li> </ul>

25/00029/FULL	41 High Street	<p>Proposed partial change of use of the existing building from Class E (commercial) to Class C3 (residential), with works including a roof infill extension, rear second floor roof extension, and facade amendments to create 7 x self-contained residential (studio, 1 and 2 bed) units; alongside associated refuse and cycle storage</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Out of keeping in the Conservation Area</li> <li>• The height of the rear development detracts from the front of the building which is listed and should be subservient</li> </ul>
25/00030/LBBAS	41 High Street	<p>Proposed partial change of use of the existing building from Class E (commercial) to Class C3 (residential), with works including a roof infill extension, rear second floor roof extension, and facade amendments to create 7 x self-contained residential (studio, 1 and 2 bed) units; alongside associated refuse and cycle storage</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Out of keeping in the Conservation Area</li> <li>• The height of the rear development detracts from the front of the building which is listed and should be subservient</li> </ul>
25/00032/FULL	22 South Ridge	<p>Part single and part two storey front and rear extensions, garage conversion and alterations to elevations</p> <p><b>Resolved:</b> The Town Council objected to the application on the grounds of:</p> <ul style="list-style-type: none"> <li>• Does not meet the 45 degree rule with the upstairs windows of number 20 South Ridge</li> </ul>

25/00038/TPOBAS	56 Norsey View Drive	<p>TPO/06/79 T1 (Oak) - Crown reduction of 2-3 metres and removal of epicormic growth to maintain size and health of tree due to proximity to surrounding houses. T2 (Oak) - Crown reduction of 2-3 metres and removal of epicormic growth to maintain size and health of tree due to proximity to surrounding houses. Possible removal of lower limb which seems to have decayed at the collar caused by possible squirrel nesting. T3 (Oak) - Crown reduction of 2-3 metres and removal of epicormic growth to maintain size and health of tree due to proximity to surrounding houses</p> <p><b>Resolved:</b> The Town Council had no objection to the application.</p>
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#### 142 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 7.49pm.  
The next Planning Committee will be held on Tuesday 4 February 2025.

Chairman

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Date

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